

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Andrews Avenue Properties &
Investments LLC & D. Dettman/North
Broward Hosp. Dist. Medical Office
Bldg.

Case #: 66-R-02

Date: June 11, 2002

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Andrews Avenue Properties, LLC
Site Plan Review

Case #: 66-R-02

Date: June 11, 2002

Comments :

1. Andrews Avenue requires a one hundred six (106) foot width for compliance with the Broward County Trafficways Plan. Please prepare the necessary documents as directed by the Broward County Engineering Division (Contact Brad Terrior/577-4557) to dedicate an additional three (3) feet of right of way for Andrews Avenue.
2. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
3. The engineer's paving, grading, and drainage plan shall show sufficient conformance with criteria prior to receiving final DRC authorization. Existing and proposed elevations shall be prepared from a recent topographic survey and adequately demonstrate on site water retention, off site stormwater management, consisting of sufficient regrading of swales or new underground facilities for the adequate management of surface water runoff in accordance with Section 47-25.2 of the ULDR.
4. The owner is advised that any foundation work that requires dewatering which results in an off site discharge requires a separate engineering permit. These discharge systems shall be sufficiently evaluated and require appropriate best management practices (BMP) design criteria to limit turbidity or other illicit contaminants to required maximum levels.

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5. The contractor shall present a construction mitigation plan to the Building Official prior to applying for a foundation or building permit. This plan and/or report shall appropriately address site construction staging, storage, parking, sediment erosion and dust control, and illicit or high turbidity discharges to substantially conform with the City's and Broward County's site and stormwater management criteria.
6. The Florida Department of Environmental Protection (FDEP) is in the process of initiating a stormwater construction permit program requirement modification for sites which have an area of one (1) acre or more and result in any discharge off site as described in Form FAC 62-621.300(4)(b) Notice of Intent to use Generic Permit for Stormwater Discharge from Construction Activities that Disturb Five or more Acres of Land. Please provide a letter from FDEP prior to final DRC authorization to address whether an NOI is anticipated for this project, for year 2003.
7. Discuss with Planning staff the need for additional pedestrian circulation in various areas around the perimeter and internal portions of this site.
8. The traffic impact and parking study prepared by Tinter Associates, Inc. requires complete review and acceptance by the City staff and City's traffic consultant prior to authorization for this site plan.
9. The applicant shall meet and coordinate a resolution with the City's Parking Division for existing on-street metered parking spaces in conjunction with this site plan approval.
10. The engineer's conceptual plan (Sheet C-3) indicates a proposed six (6) inch cross connection from S.W. 1 Avenue to Andrews Avenue. The source main on Andrews Avenue is only a four (4) inch diameter main per the City's water atlas. This main may be inadequate to properly serve the demands of this development for fire and potable uses.
11. The owner may need to consider extending a new eight (8) inch water main from the existing eight inch mains on S.E. 15 Street (east of Andrews Avenue) and at S.W. 1 Avenue and S.W. 17 Street thereby looping this system independently around the site without the branch connection through S.W. 16 Street, if it is to be vacated.

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12. Circulation in what is now S.W. 16 Street appears to have some problems. This design involves the use of parallel and 90 degree parking on the ground with 90 degree backing up into what is now S.W. 16 Street, with simultaneous crossing movements spaced very closely from ground level parking and the down ramps. With so many permissive movements it does not appear that pedestrians will have safe movement through these areas. The design should be modified to reduce potential conflicts in these areas.
13. The loading zones, drive aisles, curb radii, and parking spaces shall be dimensioned in accordance with Section 47-20.11 ULDR on Engineering Plans.
14. All parking (paving and drainage) proposed on Andrews Avenue requires a permit from Broward County Engineering Division.
15. City stormwater facilities exist for the conveyance of stormwater from east of Andrews Avenue through S.W. 16 Street. The engineer shall address how this conveyance will be preserved by relocating this piping and upgrading as directed by the Utilities Department to another right of way.
16. Please describe the resulting operation and maintenance of facilities within the "to be vacated S.W. 16 Street." It appears the intent is for the City to keep maintaining facilities in this corridor, while the owner has designed facilities which may adversely impact the City's ability to do so.
17. Please provide a letter of determination from the South Florida Regional Planning Council (SFRPC) to address whether they consider this development sufficient in scale or in aggregation with others in its vicinity to form a Development of Regional Impact (DRI). This evaluation shall be performed prior to this project receiving a final DRC authorization.
18. A staging and storage plan shall be prepared by the contractor prior to issuance of a building permit.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: North Broward Hospital District
Office Building

Case #: 66-R-02

Date: 06-11-02

Comments:

- 1) Flow test required
- 2) Show fire main, DDC, hydrants and FDC's on Civil plan.
- 3) Smoke proof enclosures must comply with 1005.6 FBC. (Discharge to public way)
- 4) Exits must be separated per NFPA 101-2000, 7.5.1.4
- 5) Section 412 of the FBC applies to this project.
- 6) Fire separations as per 704 FBC required between garage and tenant spaces.
- 7) Walls at property lines must be rated 4 hrs.
- 8) For meeting call 954-828-5223.

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SITE PLAN REVIEW AND COMMENT
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Andrews Avenue Properties &
Investments LLC & D. Dettman/North
Broward Hospital District Medical
Office Building

Case #: 66-R-02

Date: June 11, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location. The existing Hospital complex located east of this location will also experience interference caused by this construction. Internal bi-directional amplifier systems will be required to address communications issues within both the existing and the new buildings.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed in each building to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Andrews Ave. Properties &
Investments LLC & D. Dettman/North
Broward Hosp. Dist. Medical Office
Bldg.

Case #: 66-R-02

Date: 6/11/02

Comments:

1. Revise the Landscape Plan to provide clusters of tall palms (such as Washingtonias) on the west side of the structure to add screening elements.
2. Add rain sensor requirement to irrigation note.
3. Verify that any trees that would be good candidates for relocation will be relocated. Preferably, they should be relocated to locations in the neighborhood.
4. Provide the calculations for the landscape buffer requirements for a parking structure. These are found in Sec. 47-21.11 4.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Jim Koeth
828-5276

Project Name: Andrews Ave. Prop./Dettman

Case #: 66-R-02

Date: June 11, 2002

Comments:

1. Project subject to site plan level III review, which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision.
2. Discuss provision for a traffic study with Engineering Rep. and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to project obtaining Preliminary PZ Board sign-offs. Recommend including analysis of proposed street vacation.
3. Indicate location of required off-site parking spaces on a plan. In addition, provide assurance that spaces are not allocated to another use (i.e.: lease agreement et. al.). Off-site parking agreement required.
4. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
4. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, retail, et. al.
5. Recommend presenting proposal to neighborhood association and neighbors for public input.
6. Provide narrative outlining project compliance (point by point) with ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements (ULDR pages 492-498.11).
7. Discuss provision for application of additional architectural detailing to the parking garage's West elevation.
8. Label all colors and materials on elevations.

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9. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
10. Discuss vehicular stacking with Engineering Rep. and applicant at the meeting.
11. Discuss provision for additional trees (increased height) along buildings west elevations with Landscape Rep. at the meeting.
12. Discuss back-out parking spaces on internal drive (proposed street to be vacated) with Engineering Rep. and applicant at the meeting.
13. Label zoning designation across SW 1 Ave.
14. Are on-street parking spaces being counted toward the required parking space requirements? These spaces cannot be counted. Dimension on-street parking spaces on the site plan.
15. Label all materials on the elevations.
16. Discuss elimination of public parking spaces with Engineering Rep. and the applicant at the meeting. Contact Doug Gotshall, Parking Systems Manager, 828-3793. Final DRC and Pre-CC plans must have Mr. Gotshall's approval sign-off.
17. Discuss proposed pedestrian bridge above Andrews Ave. with Engineering Rep. Property and Right of Way Committee approval required. Additional requirements may be required.
18. Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
19. Provide South elevation with both buildings superimposed (lined-up) in order to indicate the true elevation perspective.
20. Provide dimension for sidewalk along SW 1 Ave. on the site plan.
21. Discuss continuing sidewalk from Andrews Ave. to SW 1 Ave. along private drive (street to be vacated) with Engineering Rep. and applicant at the meeting.

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22. Regarding physical, communications, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such a review has been performed. Discuss with Airport Rep. and applicant at the meeting.
23. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
24. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: N. Broward Medical Building

Case #: 66-R-02

Date: 6-11-02

Comments:

Parking Garage:

Will the parking booth be manned twenty-four hours a day?
If not, how will access control be accomplished during night time hours?

The parking garage floors and stairwells should be monitored by video surveillance.

Panic buttons that alert security if utilized should be installed on each floor of the parking garage.

In both the medical and retail buildings, stairwell doors, at grade level, should not allow entry.
These doors should have an annunciator should they be blocked open.
Stairwell doors need to allow egress only. Access to upper floors through the stairwells should not be allowed.

Ground level glass should be protected with an impact-resistant material.

Warehouse doors should have a secondary locking system.

Retailers should be encouraged to install perimeter alarm systems with glass-breaking sensors.

It does not appear that the security desk in the medical office building is in a position to observe patrons coming from the south side elevator. Security should be positioned to observe all areas of entry.

Please submit comments in writing prior to sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: North Broward Hospital District

Case #: 66-R-02

Date: 6/11/02

Comments:

1. Any use in the CB district, and its accessory uses, together or individually, when greater than 10,000 square feet in total area, must be approved as a site plan III as provide in section 47-24.2 pursuant to section 47-6.10.A.
2. Discuss stacking distance requirements to drop off area from Andrews Ave. with the Engineering representative.
3. Columns shall not encroach into the required 8'8" x 18' clear parking space pursuant to section 47-20.11.
4. Parking reduction approval required prior to final DRC approval.
5. Discuss screening of parking garage ramps with the applicant and Planning representative.
6. Sky-bridge shall be reviewed and approved by the appropriate agencies prior to final DRC review.
7. Dimension loading zone and discuss maneuvering of trucks at the proposed location with the applicant and Engineering representative. Minimum vertical garage clearance for a II loading zone is 14 feet pursuant to section 47-20.6.C.
8. Dimension drop off area.
9. Delineate and provide the minimum stacking distance from property line one S.W. 1st Ave. to garage parking booth pursuant to section 47-20.5.C.6.
10. Provide a statement of compliance as to the photometric lighting plan designed to maintain a 12 to 1 foot-candle illumination uniformity ratio pursuant to section 47-20.14. Provide design details of garage fixtures.
11. Indicate ramp slope on garage plans pursuant to section 47-20.9.
12. Additional comments may be forthcoming at DRC meeting.